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EXETER

REF. MAP 6-25

REF. MAP 6-8

BUILDING NUMBER COMMON OWNERSHIP EASEMENT LANDS	SCALE : 1" = 50' FEET 0 50 100 150 METERS 0 12.5 25 37.5 REVISED TO : April 1, 2001	PROPERTY MAPS <h2 style="margin: 0;">HAMPTON</h2> NEW HAMPSHIRE	INDEX DIAGRAM 	MAP NO. <h1 style="margin: 0;">1</h1>
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REF. MAP 14-11

70.0'

BUILDING NUMBER COMMON OWNERSHIP EASEMENT LANDS	SCALE : 1" = 50' FEET 0 50 100 150 METERS 0 12.5 25 37.5 REVISED TO : April 1, 2001	PROPERTY MAPS <h2 style="margin: 0;">HAMPTON</h2> NEW HAMPSHIRE	INDEX DIAGRAM 	MAP NO. <h1 style="margin: 0;">7</h1>
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REF. MAP 13-2

13-1

EXETER

REF. MAP 14-1

BUILDING NUMBER COMMON OWNERSHIP EASEMENT LANDS	SCALE : 1" = 50' FEET 0 50 100 150 METERS 0 12.5 25 37.5 REVISED TO : April 1, 2001	PROPERTY MAPS <h2 style="margin: 0;">HAMPTON</h2> NEW HAMPSHIRE	INDEX DIAGRAM 	MAP NO. <h1 style="margin: 0;">6</h1>
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3.5, 4.7 2.6 DAC 2/2

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REF. MAP 14-11

70.0'

BUILDING NUMBER COMMON OWNERSHIP EASEMENT LANDS	SCALE : 1" = 50' FEET 0 50 100 150 METERS 0 12.5 25 37.5 REVISED TO : April 1, 2001	PROPERTY MAPS <h2 style="margin: 0;">HAMPTON</h2> NEW HAMPSHIRE	INDEX DIAGRAM 	MAP NO. <h1 style="margin: 0;">2</h1>
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CASASSA AND RYAN
ATTORNEYS AT LAW
459 LAFAYETTE ROAD
HAMPTON, NEW HAMPSHIRE 03842-2242
(603) 926-6336
TELEFAX (603) 926-4127

H. ALFRED CASASSA
JOHN J. RYAN
PETER J. SAARI
ROBERT A. CASASSA
FAYE R. GOLDBERG*
DANIEL R. HARTLEY*

*MEMBER: NH AND ME BAR

March 22, 2006

Mr. Dennis Houston
773 Exeter Road
Hampton, NH 03842

RE: 773 & 775 Exeter Road, Hampton


Dear Mr. Houston:

Enclosed for your review please find a Hampton Zoning Board of Adjustment application that I plan to file on your behalf. Please look it over and let me know if this is acceptable. Please keep in mind that the deadline to file this application to be scheduled for the April 20, 2006 meeting is this Monday, March 27, 2006.

Also enclosed is a statement for retainer.

Please do not hesitate to call if you have any questions.

Very truly yours,


Peter J. Saari, Esq.

PJS/smm
Enclosures

cc: Anne W. Bialobrzkeski (application only)

OWNERS OF RECORD:
JAMES D. & ROSALYN N. HOUSTON
733 EXETER ROAD, HAMPTON, NH 03842
TAX MAP 6 LOT 26
MARY F. HOUSTON
735 EXETER ROAD, HAMPTON, NH 03842
TAX MAP 6 LOT 8

PROPOSED RESUBDIVISION
JAMES & ROSALYN HOUSTON
MARY F. HOUSTON
733 EXETER ROAD, HAMPTON
SCALE: 1"= 100'±
MARCH 21, 2006

LAND IN EXETER
3 ACRES± PER TAX MAP

TOWN
LINE

EXETER
HAMPTON

ROUTE 101
ON-RAMP

LOT 2
LAND IN HAMPTON
2 1/2 ACRES±

TAX MAP 7 LOT 1
N/F STATE OF NH

TAX MAP 6 LOT 25
N/F M.F. HOUSTON
REV TRUST

TAX MAP 14 LOT 4-4
N/F DENIRO
DEVELOPMENT CORP

TAX MAP 6
LOT 35
N/F DAVID &
NANCY LANG

TAX MAP 6
LOT 36
N/F M. CONNOLLY
REV TRUST

TAX MAP 6 LOT 38
N/F D.&J. JEFFERSON

TAX MAP 7 LOT 4
N/F BIRON FAMILY
LIMITED PARTNERSHIP

* EXISTING OWNERSHIP

TRACT 1:
JAMES & ROSALYN HOUSTON
RCRD 2685-1595
AREA: 1.47 ACRES±
FRONTAGE: 225.00'
TRACT 2:
JAMES & ROSALYN HOUSTON
MARY F. HOUSTON
RCRD 3040-2444
RCRD 3047-1824
AREA: 3 ACRES±
FRONTAGE: 0'

469

map1

map6

map2

map7

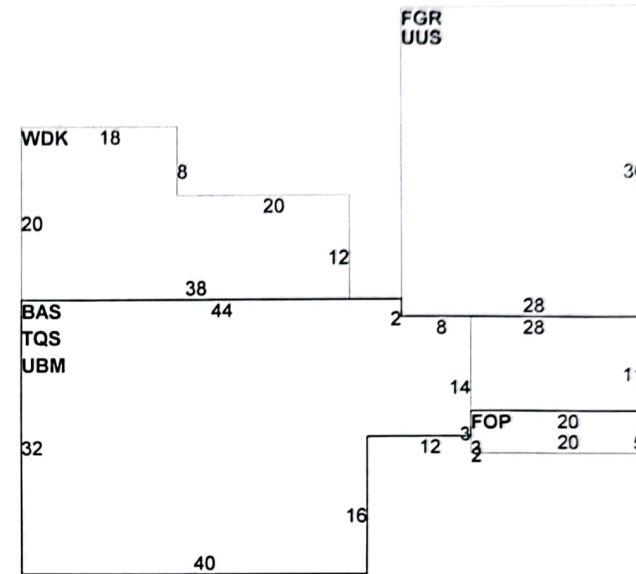


Print Date: 03/20/2006 12:16

Bldg #: 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				2215 HAMPTON, NH											
HOUSTON, JAMES DENNISON HOUSTON, ROSALYN NOVAK 733 EXETER RD				1 Level		5 Well		1 Paved		3 Rural		Description		Code				Appraised Value		Assessed Value							
						6 Septic						RES LAND		1010				142,500		142,500							
												RESIDENTL		1010				319,700		319,700							
HAMPTON, NH 03842-1010 Additional Owners:				SUPPLEMENTAL DATA								RESIDENTL		1010		10,300		10,300									
				Other ID:		0006 0026 0000																					
				OLD DATA		TWN NS P																					
				TAX CLASS		1000																					
				GIS ID: 6-26								ASSOC PID#															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)											
HOUSTON, JAMES DENNISON HOUSTON, JAMES D/ROSALYN N FIELD, C CURTIS/CAROLYN F				2685/1595		06/08/1987		U		I		30 00				Yr.		Code		Assessed Value		Yr.		Code		Assessed Value	
				2583/2915		01/29/1986		U		I		20 00						1010		142,500		1010		142,500			
				2475/0221		03/03/1976		U		I		0 00						1010		319,700		1010		319,700			
																		1010		10,300		1010		10,300			
				Total:												472,500		Total:		472,500		Total:		472,500			
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year		Type		Description		Amount		Code		Description		Number		Amount		Comm. Int.											

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Style	04		Cape Cod									
Model	01		Residential									
Grade	10		AVERAGE +25									
Stories	2		2 Stories									
Occupancy	1			MIXED USE								
Exterior Wall 1	11		Clapboard	Code	Description	Percentage						
Exterior Wall 2				1010	SINGLE FAM MDL-01	100						
Roof Structure	03		Gable/Hip									
Roof Cover	03		Asph/F Gls/Cmp									
Interior Wall 1	05		Drywall/Sheet									
Interior Wall 2				COST/MARKET VALUATION								
Interior Flr 1	09		Pine/Soft Wood	Adj. Base Rate:			83.23					
Interior Flr 2				Section. RCN:			349,628					
Heat Fuel	02		Oil	Net Other Adj:			0.00					
Heat Type	04		Forced Air-Duc	Replace Cost			349,628					
AC Type	01		None	AYB			1983					
Total Bedrooms	04		4 Bedrooms	Dep Code								
Total Bthrms	3			Remodel Rating								
Total Half Baths	1			Year Remodeled								
Total Xtra Fixtrs				Dep %			10					
Total Rooms	8		8 Rooms	Funcnl Obslnc			0					
Bath Style	02		Modern	Econ Obslnc			0					
Kitchen Style	02		Modern	Cost Trend Factor			1					
				Status								
				% Complete								
				Overall % Cond			90					
				Apprais Val			314,700					
				Dep % Ovr			0					
				Dep Ovr Comment								
				Misc Imp Ovr			0					
				Misc Imp Ovr Comment								
				Cost to Cure Ovr			0					
				Cost to Cure Ovr Comment								
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SPL1	POOL-INGR C			L	726	27.00	1998		0		50	9,800
PAT1	PATIO-AVG			L	200	6.00	1998		0		40	500
FPL3	2 STORY CHI			B	1	4,500.00	1998		1		100	4,300
FPO	EXTRA FPL C			B	1	800.00	1993		1		100	700
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value				
BAS	First Floor			1,676	1,676	1,676	83.23	139,483				
FGR	Garage, Finished			0	1,008	353	29.15	29,378				
FOP	Porch, Open, Finished			0	100	30	24.97	2,497				
TQS	Three Quarter Story			1,257	1,676	1,257	62.42	104,611				
UBM	Basement, Unfinished			0	1,456	291	16.63	24,211				
UUS	Upper Story, Unfinished			0	1,008	504	41.61	41,941				
WDK	Deck, Wood			0	600	90	12.48	7,491				
Ttl. Gross Liv/Landsc Area:				2,933	7,524	4,201		349,628				



No Photo On Record

STRATHAM
NORTH
HAMPTON

EXETER

EXETER - HAMPTON

EXPRESSWAY

BASHBY ROAD

22 MAP NO.
MAP NO.
LOT NO.

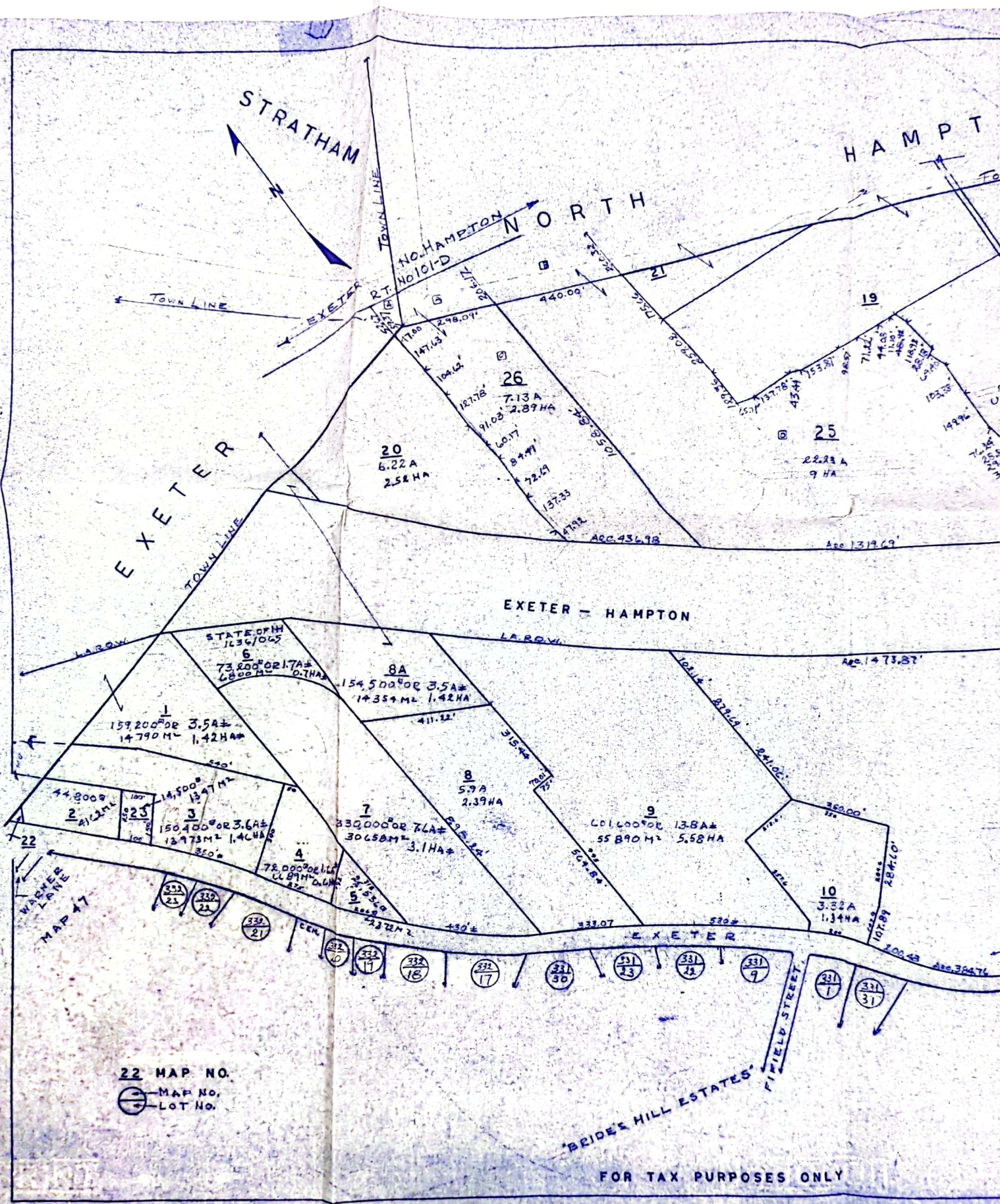
FOR TAX PURPOSES ONLY

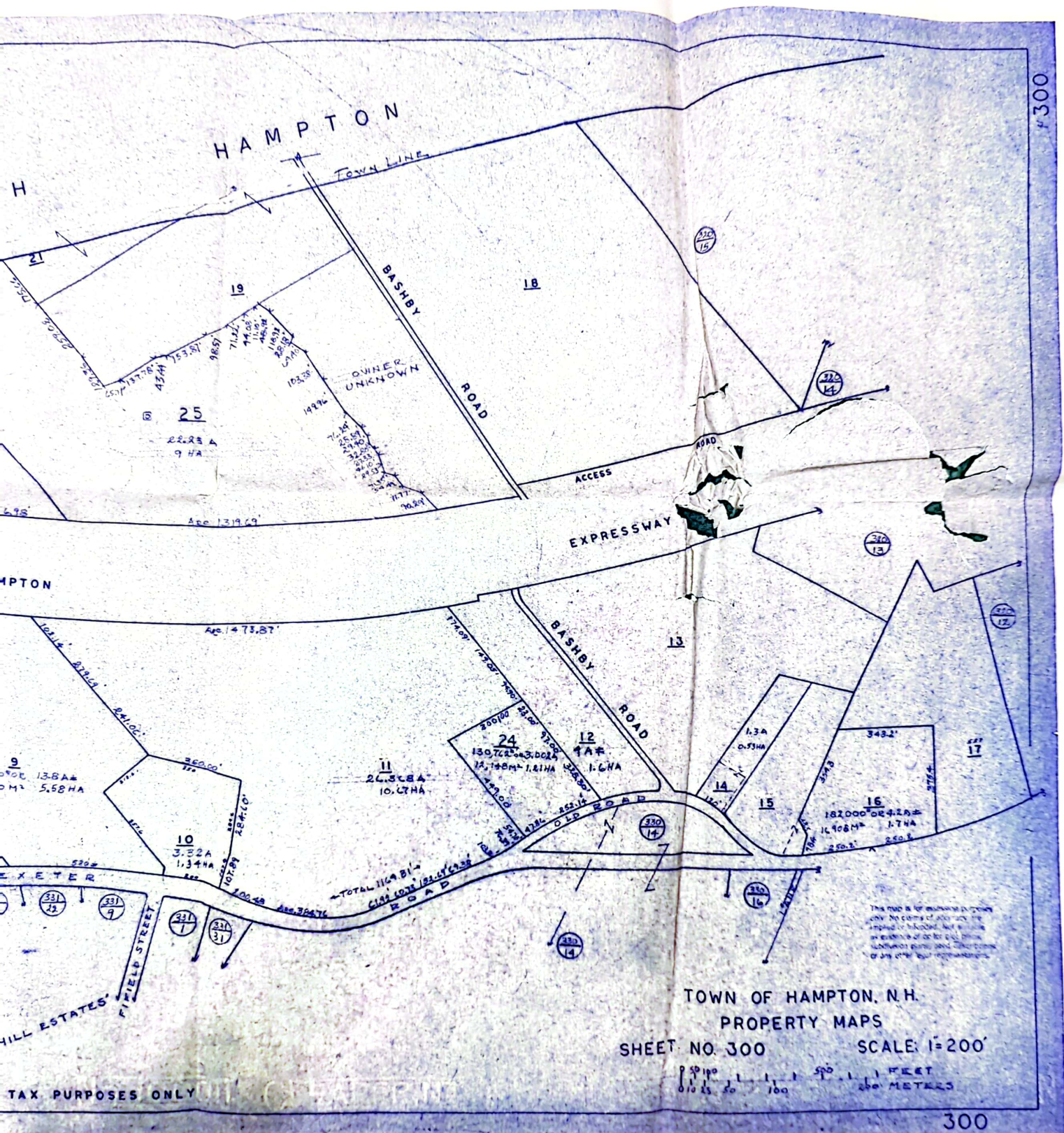
TOWN OF HAMPTON, N.H.
PROPERTY MAPS

SHEET NO 300

SCALE: 1"=200'

0 50 100 150 200 250 300
0 10 20 30 40 50 60 70 80 90 100
FEET
METERS





1153-238

1173-085

D 27200

437 9 1/2 10

D 32799

2583-2915

D 12128

2685-1595

1604-397

2897-0233

3047-1824

2252-1393

2315-1513

ORDER T
POSTAGE

Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404

Robert Casassa
Casassa and Ryan
459 Lafayette Road
Hampton, NH 03842-2242

May 1, 2006

Re: Denny Houston, 773&775 Exeter Road, Hampton

Dear Bob:

Peter asked me to do a bit of research to determine whether the backland on the Houston ZBA request was in fact landlocked by the State of NH highway taking for the Route 101 on-ramp. I prepared a sketch plan to illustrate to the Board that yes, this was the case and included copies of the relevant deeds as well.

Give me a call if you have questions or comments.

Yours truly,



Anne W. Bialobrzewski
NHLLS #752
NHDES Designer #348
Stockton Services

ROAD FROM EXETER TO NORTH HAMPTON

DEED FRONTAGE: 495'

STATE OF NH
RCRD 1614-011
(1950)

RCRD 1173-085

ROUTE 101 ON-RAMP

DEED: 485'

LAND IN EXETER
3 ACRES± PER TAX MAP

SCALE:
1"=150'

TOWN
LINE

EXETER
HAMPTON

LOT 2
LAND IN HAMPTON
2 1/2 ACRES±

TAX MAP 7 LOT 1
N/F STATE OF NH

TAX MAP 6 LOT 25
N/F M.F. HOUSTON
REV TRUST

DEED: 540'

LOT LINE 220'±
2.1 ACRES±

TAX MAP 14 LOT 4-4
N/F DENIRO
DEVELOPMENT CORP

ROUTE 27 - EXETER ROAD

TAX MAP 6
LOT 35
N/F DAVID &
NANCY LANG

TAX MAP 6
LOT 36
N/F M. CONNOLLY
REV TRUST

TAX MAP 6 LOT 38
N/F D.&J. JEFFERSON

280.67'

310'±

300.35

PROPOSED



LOT 1

TRACT 1
TRACT 2

FRONTAGE: 200.0'

25.0'

Know all Men by these Presents

1173 085

THAT I, C. Curtis Field, of Exeter, in the County of Rockingham and State of New Hampshire,

in consideration of one dollar (\$1.00)

to me paid by Richard Albert Field of said Exeter, in said County of Rockingham and State of New Hampshire,

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold and conveyed and do for my self and my heirs, by these presents, give, grant, bargain, sell and convey unto the said grantee, his

heirs and assigns, forever.

A certain parcel of land situate partly in Exeter and partly in Hampton, in said County and State, on the Southerly side of the highway leading from Dow's Hill, so called, in Exeter, to North Hampton, bounded and described as follows:

Beginning at a point at the Northeasterly corner of land of Ruth Baird, said point being three hundred (300) feet Easterly from a stone wall at land of Josephine Dow, thence running Easterly following said highway four hundred ninety-five (495) feet to a stone wall at land now or formerly of one Batchelder, now of Joseph Roberts; thence turning and running Southerly following said stone wall one thousand one hundred thirty (1130) feet to a point, said point being three hundred (300) feet Northeasterly from the Exeter and Hampton highway; thence turning and running Northwesterly bounding on other land of said grantor five hundred forty (540) feet, running parallel to said Exeter and Hampton highway, and three hundred (300) feet Northeasterly from said highway to a point one hundred fifty (150) feet Northeasterly from the extension of the Frediek Southeast bound; thence continuing Northwesterly on a slightly curved line by other land of said grantor four hundred fifteen (415) feet to a point at land of said Ruth Baird, said point being one hundred (100) feet Northerly from the Northwest boundary of said Frediek land; thence turning and running Northerly bounding on said Baird land four hundred eighty-five (485) feet to the point of beginning.

Being a portion of the same premises conveyed to said grantor by

deed of the Kendall Exeter Agency, Inc., dated November 18, 1949, and recorded in Rockingham Records, Book 1153, Page 238.

DEED OF WARRANTY

THAT I, RICHARD A. FIELD,

of EXETER, ROCKINGHAM County, State of New Hampshire, for consideration paid, grant to The State of New Hampshire, with WARRANTY covenants,

A small parcel of land situated on the Southerly side of the North Hampton Road in the Town of Exeter, County of Rockingham, State of New Hampshire, bounded and described as follows:

All the land belonging to the GRANTOR that lies Northerly of a line described as follows: beginning at a point seventy feet (70') Southerly of and directly opposite Station 9+50 North Hampton Road center line as shown on a plan of EXETER-HAMPTON EBF 020-1(2) P-4147-A Project on file in the records of the New Hampshire Department of Public Works and Highways and to be recorded in the Rockingham County Registry of Deeds; thence Easterly to a point two hundred feet (200') Southerly of and directly opposite Station 302+00; thence continuing Easterly to a point one hundred twenty-five feet (125') Southerly of and directly opposite Station 305+00, between land now or formerly of ALBERT M. TAYLOR on the West and land now or formerly of CHARLES C. BRYGIDER on the East. Containing three (3.0) acres more or less. AND the GRANTOR does hereby convey to The State of New Hampshire all rights of access, air, view and light over, from or to the Limited Access Highway to be constructed on land conveyed above pertaining to the remainder of abutting lands belonging to the GRANTOR, his heirs, assigns, executors and administrators as defined in Chapter 236 RSA 1955 entitled "Limited Access Highways".

AND the Grantor does hereby convey to The State of New Hampshire the right to extend and maintain such slopes and embankments beyond the limits of the land hereby conveyed as may be necessary to construct slopes and embankments at such an angle as will hold the material of said slope in repose against ordinary erosion; together with the right to construct and maintain on other land of the Grantor pipes or ditches incidental to the construction.

I, DECIMA D. FIELD, wife ~~XXXXXXXXXX~~, release to the said Grantee all rights of dower ~~XXXXXXXXXX~~ and Homestead and other interests therein.

WITNESS OUR hand^s and seal^s this 2nd day of Jan. A. D., 1962.

WITNESS:

[Signature]
to [Signature]

Richard A. Field
Decima D. Field

STATE OF NEW HAMPSHIRECounty of ROCKINGHAM

On this the 2nd day of Jan., 1962, before me, Clifford H. Higgins, the undersigned officer, personally appeared, RICHARD A. FIELD AND DECIMA D. FIELD known to me to be the person^s whose name^s are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Clifford H. Higgins
Justice of the Peace - ~~Notary Public~~

Rec'd & recorded Jan. 17, 9:50 A.M., 1962.